



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: February 15, 2022

To: Richard Conescu, Chair, & Members, Zoning Board of Adjustment

From: Timothy J. Thompson, AICP, Community Development Director

Subject: **Christopher Poling (petitioner/owner)** - Variance under Section 3.02 of the Zoning Ordinance to permit the construction of a shed 42 feet from the rear property line whereas 60 feet is required. The parcel is located at 6 Harrington Drive in the R-1 (Residential, by map) District. Tax Map 5B, Lot 245. Case # ZBA 2022-03.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background

The subject property comprises approximately 3.5 acres and is located in the R-1 (Residential, by map) District. The parcel is abutted by similar single family homes and properties. The site is serviced by private well and septic.

The petitioner seeks to construct a new pool shed 42 feet from the rear property line whereas 60 feet is required, in the same approximate location as a previous shed that was demolished (petitioner states it was falling apart and a safety hazard).

Standard of Review

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the variance under Section 3.02 of the Zoning Ordinance to permit the construction of a shed 42 feet from the rear property line whereas 60 feet is required, are met.

Ec: Christopher Poling, petitioner/owner
Building Department Staff
John Manuele, Fire Marshal

Cc: Zoning Board File